

City of Merrill
Redevelopment Authority (RDA)

Tuesday, March 7th, 2017 at 8:00 a.m. – **Closed Session**
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Tim Haight, Jill Laufenberg,
Clyde Nelson, Karen Karow, and Tony Kusserow

Others: Alderperson Mary Ball, City Administrator Dave Johnson,
Finance Director Kathy Unertl, City Attorney Tom Hayden,
Public Works Director Rod Akey, City Building Inspector Darin
Pagel, Kristen Fish from Redevelopment Resources, Ken Maule
from Lincoln County Economic Development Corp. (LCEDC),
and Gary Schwartz from Gateway North LLC

Bialecki read the following notice:

The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

- a. Potential TIF development incentives and potential purchases of properties in TID No. 3 to facilitate new commercial developments

Motion (Schwartzman/Laufenberg) to move to closed session. Motion carried 7-0 on roll call vote at 8:12 a.m.

Gary Schwartz of Gateway North LLC provided conceptual overview of potential AmericInn hotel expansion and preliminary construction estimates.

There was extensive discussion regarding potential commercial business expansion, including potential remodeling of existing hotel areas, potential expansion plans (including about 12,000 sq. ft. addition north of the existing hotel which would include new entryway, elevator, common/support areas, and twenty new rooms), potential utility improvements, need for combination of separate tax parcels, and potential TID development incentives. The potential for additional redevelopment or new development in surrounding area was also discussed.

City staff will continue discussion and negotiation with the developer. A proposed development agreement and RDA resolution would be drafted for review as part of the consideration of Tax Increment District No. 3 boundary and plan amendment process.

Adjournment: Motion (Schwartzman/Karow) to adjourn at 9:25 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl
